

165.0

0003

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
860,000 / 860,000
860,000 / 860,000
860,000 / 860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TERZIAN JOHN BARRETT	
Owner 2:	
Owner 3:	

Street 1: 23 SURRY ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TERZIAN DEBORAH A/ ESTATE -	
Owner 2: -	
Street 1: 23 SURRY ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2407 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104										5000.000		461,000				399,000		860,000						109288	
																								GIS Ref	
																								GIS Ref	
																								Insp Date	
																								05/19/15	



USER DEFINED

Prior Id # 1:	109288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	15:33:56
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022		104	FV	461,000	0	5,000.	399,000	860,000		Year end	12/23/2021
2021		104	FV	439,700	0	5,000.	399,000	838,700		Year End Roll	12/10/2020
2020		104	FV	439,800	0	5,000.	399,000	838,800		838,800 Year End Roll	12/18/2019
2019		104	FV	340,800	0	5,000.	399,000	739,800		739,800 Year End Roll	1/3/2019
2018		104	FV	340,800	0	5,000.	353,400	694,200		694,200 Year End Roll	12/20/2017
2017		104	FV	319,300	0	5,000.	296,400	615,700		615,700 Year End Roll	1/3/2017
2016		104	FV	319,300	0	5,000.	296,400	615,700		615,700 Year End	1/4/2016
2015		104	FV	283,900	0	5,000.	256,500	540,400		540,400 Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes
TERZIAN DEBORAH		78543-438		8/25/2021	Estate/Div				No	No	Deed of Distribution	
KIRIAKOS EVELYN		26765-566		10/23/1996			252,500		No	No	Deborah A Terzian dod 6/10/2020	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/16/2021	488	Redo Kit	60,500	C					5/19/2015	Inspected	PC	PHIL C					
2/28/2019	274	Inter Fi	90,000						3/19/2009	Inspected	372	PATRIOT					
1/6/2015	6	Porch	18,450						12/30/2008	Measured	372	PATRIOT					
									4/28/2000	Missed Appt.	263	PATRIOT					
									12/21/1999	Mailer Sent							
									12/3/1999	Measured	270	PATRIOT					
									7/19/1993		AJS						

Sign:

VERIFICATION OF VISIT NOT DATA

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